

<b>Part I: Summary</b>					
<b>PHA Name:</b>  Lucas Metropolitan Housing Authority		<b>Grant Type and Number</b> CFP Grant No: OH12P006501-12 RHF Grant No.: Date of CFFP:		<b>FFY of Grant:</b> 2012 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No.: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds- CG3	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	\$777,050.60	\$777,050.60	\$777,050.60	\$777,050.60
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$433,062.00	\$433,062.00	\$433,062.00	\$433,062.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$248,725.18	\$272,561.15	\$272,561.15	\$272,561.15
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$383,308.64	\$357,961.78	\$357,961.78	\$357,961.78
10	1460 Dwelling Structures	\$897,938.73	\$828,611.33	\$847,967.33	\$941,581.28
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$712,912.88	\$167,113.38	\$167,113.38	\$167,113.38
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities <sup>4</sup>	\$0.00	\$616,637.79	\$597,281.79	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$432,254.97	\$432,254.97	\$432,254.97	\$432,254.97
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
<b>20</b>	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$3,885,253.00</b>	<b>\$3,885,253.00</b>	<b>\$3,885,253.00</b>	<b>\$3,381,585.16</b>
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$425,000.00	\$100,000.00	\$100,000.00	\$100,000.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$1,071,125.00	\$130,000.00	\$130,000.00	\$30,000.00
<b>Signature of Executive Director</b>		<b>Date:</b>		<b>Signature of Public Housing Director</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name:		Grant Type and Number			Federal FFY of Grant:			
Lucas Metropolitan Housing Authority		CFP Grant No.: OH12P006501-12 RHF Grant No.: 0 CFFP (Yes/No):			2012			
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA -wide	Operating	1406	1	\$777,050.60	\$777,050.60	\$777,050.60	\$777,050.60	
PHA - Wide	Transfer to Operations			\$777,050.60	\$777,050.60	\$866,124.00	\$866,124.00	
	<i>Transfer to 1460 - over allowable</i>					-\$89,073.40	-\$89,073.40	
PHA-wide	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Administration	1410	1	\$433,062.00	\$433,062.00	\$433,062.00	\$433,062.00	
				\$433,062.00	\$433,062.00	\$433,062.00	\$433,062.00	
PHA-wide	Audit	1411		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Fees & Costs Subtotal	1430	1	\$248,725.18	\$272,561.15	\$272,561.15	\$272,561.15	
PHA-wide	Architectural, Consultant Fees, Staff	1430		\$248,725.18	\$272,561.15	\$272,561.15	\$272,561.15	
PHA-wide	Acquisition Subtotal	1440		\$0.00	\$0.00	\$0.00	\$0.00	
	- Property Purchases	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Site Improvements	1450		\$383,308.64	\$357,961.78	\$357,961.78	\$357,961.78	
PHA-Wide	Agency - Wide Concrete - Paving Replacement		1	\$161,925.17	\$161,925.17	\$161,925.17	\$161,925.17	
	Birmingham Asphalt					\$22,166.29	\$26,925.53	
	<i>change order</i>					\$4,759.24	\$0.00	
	Oak Terrace Asphalt					\$0.00	\$60,401.63	
	<i>obligated 2013 grant</i>					\$60,401.63	\$0.00	
	Ravine Asphalt					\$0.00	\$74,598.01	
	<i>change orders</i>					\$36,743.19	\$0.00	

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Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	obligated 2013 grant					\$37,854.82	\$0.00	
	Lawrence Concrete Sidewalk					\$7,237.50	\$0.00	
	<i>expended elsewhere</i>					-\$7,237.50	\$0.00	
AMP 111	Devonshire - Olander OH 6-42 Site Improvements Lighting		150	\$0.00	\$0.00	\$0.00	\$0.00	2012
AMP 134	Vistula Site Improvements flatwork fencing		4	\$0.00	\$0.00	\$0.00	\$0.00	Canceled
AMP 134	McClinton Nunn Site Improvements - dumpster enclosure		4	\$0.00	\$0.00	\$0.00	\$0.00	Canceled
AMP 111	Dorrell Kitchens		1	\$8,869.61	\$8,869.61	\$8,869.61	\$8,869.61	From 2011 Grant
	Dorrell Unit Kitchen Replacements					\$0.00	\$8,869.61	
	<i>obligated 2011</i>					\$8,869.61	\$0.00	
PHA-Wide	Site Sign Replacement II		1	\$24,565.00	\$24,565.00	\$24,565.00	\$24,565.00	From 2010 Grant
PHA-Wide	Playground Replacements		1	\$162,602.00	\$162,602.00	\$162,602.00	\$162,602.00	From 2011 Grant
	Mulch					\$4,595.00	\$4,595.00	
	Playground Light Pole					\$4,810.00	\$0.00	
	<i>expended elsewhere</i>					-\$4,810.00	\$0.00	
	Playground Equipment					\$145,845.00	\$140,109.00	
	<i>change order</i>					-\$5,736.00	\$0.00	
	Playground Concrete					\$25,778.00	\$17,898.00	
	<i>remaining expended elsewhere</i>					-\$7,880.00	\$0.00	
AMP 112	Improvements at Richmar Manor		1	\$0.00	\$0.00	\$0.00	\$0.00	5 year plan 4/14/14
	Richmar Roof & Gutter Repairs		1	\$0.00	\$0.00	\$19,460.00	\$0.00	
	<i>expended elsewhere</i>					-\$19,460.00	\$0.00	
AMP 111	Exterior Door Replacements at Glendale Terrace		1	\$0.00	\$0.00	\$0.00	\$0.00	From 2011 Grant
	Glendale FOB Installation		1	\$0.00	\$0.00	\$775.00	\$0.00	
	<i>expended elsewhere</i>					-\$775.00	\$0.00	
AMP 111	Dorrell Site Fence Replacement			\$25,346.86	\$0.00	\$0.00	\$0.00	From 2013 Grant
	Dorrell Fence Replacement			\$0.00	\$0.00	\$25,346.86	\$0.00	
	<i>expended 2014 grant</i>			\$0.00	\$0.00	-\$25,346.86	\$0.00	

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Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-wide	Dwelling Structures	1460		\$897,938.73	\$828,611.33	\$847,967.33	\$941,581.28	
PHA-Wide	Agency Wide 504 Upgrades			\$0.00	\$0.00	\$0.00	\$0.00	Deferred to 2014
AMP 111	Dorrell Manor Window Replacement			\$0.00	\$0.00	\$0.00	\$0.00	Deferred to 2015
AMP 111	Devonshire - Olander Interior unit renovations Ph I			\$0.00	\$0.00	\$0.00	\$0.00	
AMP 122	Northern Heights rehab - duct run Ph II			\$222,069.00	\$222,069.00	\$222,069.00	\$222,069.00	2012
	Suder & Mayo					\$211,707.00	\$213,643.20	
	change orders					\$10,362.00	\$0.00	
	overpayment					\$0.00	-\$3,186.20	
	brooke reconcile					\$0.00	\$11,612.00	
AMP 122	Northern Heights interior rehab - Ph I			\$167,769.05	\$167,769.05	\$167,769.05	\$167,769.05	2012
	3615-3617 Erie					\$0.00	\$23,858.25	
	obligated 2011 grant					\$23,858.25	\$0.00	
	brooke reconcile					\$18,410.00	\$18,410.00	
	Chase & Lapier					\$0.00	\$107,715.30	
	obligated 2011 grant & change orders					\$107,715.30	\$0.00	
	brooke reconcile					\$17,785.50	\$17,785.50	
AMP 133	Parqwood Interior Unit Renovation - Ph I			\$0.00	\$0.00	\$0.00	\$0.00	Canceled - RAD
AMP 133	TenEyek Air Conditioners - Ph III			\$0.00	\$0.00	\$0.00	\$0.00	Canceled
AMP 133	TenEyek Window replacement Ph I			\$0.00	\$0.00	\$0.00	\$0.00	EPC - Planned
AMP 133	Interior Unit Bath Renovations at Ashley - Ph I			\$0.00	\$39,869.75	\$39,869.75	\$39,869.75	Moved 501-13
	Mobility Unit Renovations			\$0.00	\$39,869.75	\$39,869.75	\$39,869.75	
AMP 112	Improvements at Richmar Manor			\$97,141.64	\$3,527.69	\$3,527.69	\$97,141.64	5 year plan 4/14/14
	Richmar AC			\$97,141.64	\$3,527.69	\$0.00	\$48,157.04	
	obligated 2013 grant			\$0.00	\$0.00	\$48,157.04	\$0.00	
	brooke reconcile			\$0.00	\$0.00	\$48,984.60	\$48,984.60	
	deobligate & refund			\$0.00	\$0.00	-\$93,613.95	\$0.00	

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Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP 112	Exterior Door Replacements at Glendale Terrace			\$0.00	\$0.00	\$0.00	\$0.00	Moved 501-11
	Glendale Door Replacements					\$121,750.00	\$0.00	
	<i>expended 2011 grant and others</i>					-\$121,750.00	\$0.00	
Agency Wide	MOD Wages			\$22,384.87	\$22,384.87	\$22,384.87	\$22,384.87	2012
	Brooke Park			\$0.00	\$0.00	\$0.00	\$0.00	
	Renovations to Brooke Park					\$108,980.00	\$93,647.71	
	<i>obligated &amp; expended in error</i>					-\$108,980.00	-\$93,647.71	
AMP 111	Jade Estates Roof Replacements			\$26,749.90	\$26,749.90	\$26,749.90	\$26,749.90	From 2013 Grant
	Replacement of 4 roofs at Jade Estates					\$24,306.00	\$26,749.90	
	<i>change orders</i>					\$2,443.90	\$0.00	
AMP 133	Ashley Unit Kitchen Replacements			\$103,612.75	\$103,612.75	\$103,612.75	\$103,612.75	From 2013 Grant
	Ashley Kitchens					\$98,700.00	\$103,612.75	
	<i>change orders</i>					\$4,912.75	\$0.00	
	Ashley Kitchen Security					\$911.20	\$0.00	
	<i>expended 2013 grant</i>					-\$911.20	\$0.00	
AMP 131	TenEyck Towers Elevator Repairs			\$27,624.00	\$27,624.00	\$27,624.00	\$27,624.00	2012
	TenEyck Elevator					\$21,629.00	\$27,624.00	
	<i>change orders</i>					\$5,995.00	\$0.00	
AMP 122	Ravine Causality Loss Units			\$2,006.52	\$2,006.52	\$2,006.52	\$2,006.52	From 2011 Grant
	96 Ravine Fire Restoration					\$35,996.00	\$0.00	
	<i>expended 2011 grant</i>					-\$35,996.00	\$0.00	
	163 Ravine Smoke Abatement					\$1,147.32	\$1,147.32	
	163 Ravine interior Door Replace					\$859.20	\$859.20	
PHA-Wide	1406 Over Obligated & Expended			\$0.00	\$0.00	\$19,356.00	\$19,356.00	
	1406 Over Obligated & Expended Remaining					\$89,073.40	\$89,073.40	
	<i>1406 over obligated &amp; expended reconciled</i>					-\$69,717.40	-\$69,717.40	
AMP 111	Dorrell Unit Door Replacements			\$109,230.00	\$69,576.80	\$69,576.80	\$69,576.80	From 2014 Grant

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Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
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	Corridor Door Replacement			\$109,230.00	\$69,576.80	\$109,230.00	\$69,576.80	
	<i>expended 2014 grant</i>					-\$39,653.20	\$0.00	
PHA-Wide	Brick - Mortor Joint Pointing			\$0.00	\$24,070.00	\$24,070.00	\$24,070.00	From 2014 Grant
	John Holland Brick Replacement & Repointing			\$0.00	\$24,070.00	\$24,070.00	\$0.00	
	<i>1406 reconcile</i>						\$24,070.00	
AMP 111	Devonshire Unit Window Replacements			\$119,351.00	\$119,351.00	\$119,351.00	\$119,351.00	From 2014 Grant
	<i>obligated 2013 grant</i>					\$119,351.00	\$87,011.30	
	<i>1406 reconcile</i>					\$0.00	\$32,339.70	
PHA-wide	<b>Dwelling Equipment</b>	<b>1465</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PHA-wide	<b>Nondwelling Structures</b>	<b>1470</b>		<b>\$712,912.88</b>	<b>\$167,113.38</b>	<b>\$167,113.38</b>	<b>\$167,113.38</b>	
AMP 111	Dorrell Interior Common Area Renovations			\$147,622.40	\$0.00	\$0.00	\$0.00	2012
	Floor Tile Abatement			\$22,966.00	\$0.00	\$0.00	\$0.00	
	Flooring Installation			\$37,461.40	\$0.00	\$0.00	\$0.00	
	Interior Finishes			\$61,749.00	\$0.00	\$0.00	\$0.00	
	Smoke Detector Reinstallation			\$446.00	\$0.00	\$0.00	\$0.00	
	Storefront Replacement			\$25,000.00	\$0.00	\$0.00	\$0.00	
AMP 133	Ashley Corridor Renovations			\$126,851.25	\$14,580.00	\$14,580.00	\$14,580.00	2012
	Floor Tile Abatement			\$12,943.00	\$0.00	\$0.00	\$0.00	
	Flooring Installation			\$36,531.25	\$0.00	\$0.00	\$0.00	
	Interior Finishes			\$50,709.00	\$14,580.00	\$50,709.00	\$14,580.00	
	<i>expended 2014 grant</i>			\$0.00	\$0.00	-\$36,129.00	\$0.00	
	Smoke Detector Reinstallation			\$1,668.00	\$0.00	\$0.00	\$0.00	
	Storefront Replacement			\$25,000.00	\$0.00	\$0.00	\$0.00	
AMP 131	Vistula 1st Floor Renovations			\$208,542.65	\$21,837.60	\$21,837.60	\$21,837.60	2012

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	Floor Tile Abatement			\$29,993.00	\$0.00	\$0.00	\$0.00	
	Flooring Installation			\$50,852.65	\$21,837.60	\$50,852.65	\$21,837.60	
	<i>reobligated 2014 grant</i>			\$0.00	\$0.00	-\$29,015.05	\$0.00	
	Interior Finishes			\$47,739.00	\$0.00	\$0.00	\$0.00	
	Smoke Detector Reinstallation			\$4,958.00	\$0.00	\$0.00	\$0.00	
	Storefront Replacement			\$75,000.00	\$0.00	\$0.00	\$0.00	
AMP 133	TenEyck 1st Floor Renovations			\$125,411.71	\$22,093.28	\$22,093.28	\$22,093.28	2012
	Floor Tile Abatement			\$21,619.00	\$0.00	\$0.00	\$0.00	
	Flooring Installation			\$32,714.71	\$11,978.28	\$32,714.71	\$11,978.28	
	<i>reobligated 2014 grant</i>			\$0.00	\$0.00	-\$20,736.43	\$0.00	
	Interior Finishes			\$47,389.00	\$0.00	\$0.00	\$0.00	
	Casework			\$0.00	\$10,115.00	\$10,115.00	\$10,115.00	
	Smoke Detector Reinstallation			\$3,689.00	\$0.00	\$0.00	\$0.00	
	Storefront Replacement			\$20,000.00	\$0.00	\$0.00	\$0.00	
AMP 133	TenEyck Corridor Handrail Replacement			\$12,922.37	\$0.00	\$0.00	\$0.00	5 year plan
AMP 131	McClinton Community Room Rekeying			\$75.00	\$75.00	\$75.00	\$75.00	From 2011 Grant
PHA Wide	Upgrade for AMPs - Computer Server Upgrade			\$91,487.50	\$108,527.50	\$108,527.50	\$108,527.50	From 2013 Grant
<b>PHA-wide</b>	<b>Non dwelling Equipment</b>	<b>1475</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	Office Furniture and Equipment	1475.1		\$0.00	\$0.00	\$0.00	\$0.00	
	Maintenance Equipment	1475.2		\$0.00	\$0.00	\$0.00	\$0.00	
	Community Space Equipment	1475.3		\$0.00	\$0.00	\$0.00	\$0.00	
	Computer Equipment: Server upgrade	1475.4		\$0.00	\$0.00	\$0.00	\$0.00	
	Vehicle Equipment	1475.7		\$0.00	\$0.00	\$0.00	\$0.00	
<b>PHA-wide</b>	<b>Demolition</b>	<b>1485</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
				\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Temporary Relocation - Flooring Abatement			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Development	1499		\$0.00	\$616,637.79	\$597,281.79	\$0.00	
	Collingwood Green III RAD Development			\$0.00	\$616,637.79	\$0.00	\$0.00	
	Reobligate Richmar AC Upgrades					\$93,613.95		
	1470 Obligation Error					\$503,667.84		
PHA-wide	Debt Services	1501		\$432,254.97	\$432,254.97	\$432,254.97	\$432,254.97	
	Collingwood Green I			\$432,254.97	\$432,254.97	\$740,000.00	\$432,254.97	
	Over-Obligation Debt Service					-\$307,745.03	\$0.00	
PHA-wide	Debt Services	9000		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Non-CFP funded Capital Improvements			\$0.00	\$0.00	\$0.00	\$0.00	
				\$3,885,253.00	\$3,885,253.00	\$3,885,253.00	\$3,381,585.16	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



**Capital Fund Program -- Five Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number: Lucas Metropolitan Housing Authority - OH006		Locality (City/County & State): Toledo/Lucas : Ohio		<input type="checkbox"/> Original 5-Year <input checked="" type="checkbox"/> Revision No.		2
A.	Development No./Name/PHA-wide	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
B.	Physical Improvements	See Annual Statement	\$1,853,760.09	\$1,556,182.99	\$710,764.38	\$980,359.03
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$108,054.75	\$100,000.00	\$100,000.00	\$100,000.00
E.	Administration		\$416,871.00	\$420,462.00	\$412,412.00	\$420,066.80
F.	Other		\$193,351.85	\$164,694.19	\$355,823.44	\$121,000.00
G.	Operations		\$833,724.00	\$840,925.00	\$824,824.00	\$840,133.60
H.	Demolition		\$0.00	\$70,000.00	\$0.00	\$10,000.00
I.	Development		\$458,106.56	\$286,816.90	\$866,211.68	\$872,227.07
J.	Capital Fund Financing - Debt Service		\$304,843.75	\$765,547.92	\$854,087.50	\$856,881.50
K.	Total CFP Funds		\$4,168,712.00	\$4,204,629.00	\$4,124,123.00	\$4,200,668.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	<b>Grand Total</b>		<b>\$4,168,712.00</b>	<b>\$4,204,629.00</b>	<b>\$4,124,123.00</b>	<b>\$4,200,668.00</b>

Capital Fund Program -- Five Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
2012						
	<b>OH006003 Ravine Park</b>			<b>PHA Wide</b>		
	Site - Mulch Installation at New Playground	1	\$1,900.00	Site - Concrete/Asphalt Paving Replacement	1	\$165,134.30
	<b>PHA Wide</b>			Site - Fence Signage Replacement	1	\$39,105.00
	Site - Concrete/Asphalt Paving Replacement	1	\$258,133.00	Staff Hours		\$15,838.17
	Staff Hours		\$84,047.07	<b>OH006042 Olander &amp; Devonshire</b>		
	<b>OH006005 Port Lawrence</b>			Interior - Bathrooms, Kitchens, Finishes, Interior Doors	4	\$134,808.49
	Utilities - Electrical Infrastructure Replacement	1	\$16,830.00	Electrical - Outlets, Switches & Panels	4	\$8,000.00
	<b>OH006038 Ashley Arms</b>			HVAC - Furnace & Water Heater	4	\$80,000.00
	Utilities - Sewer Survey	4	\$1,800.00	Site - Light Post Replacement	50	\$79,207.00
	Structural - Floor Slab	4	\$1,250.00	<b>OH006012 Vistula Manor</b>		
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	4	\$205,450.33	Interior - Common Area Renovations	1	\$164,495.99
	Electrical - Outlets, Switches & Panels	4	\$0.00	<b>OH006032 Dorrell Manor</b>		
	Interior - Corridor Renovations	5	\$0.00	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	5	\$397,310.28
	<b>OH006042 Olander &amp; Devonshire</b>			Electrical - Outlets, Switches & Panels	5	\$0.00

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<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
2012						
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$80,000.00	Site - Fence Replacement	1	\$25,346.86
	Electrical - Outlets, Switches & Panels	2	\$2,005.00	Interior - Common Area Renovations	6	\$165,364.51
	Shell - Windows, Doors, Roofs & Siding	2	\$14,820.94	<b>OH006030 TenEyck</b>		
	HVAC - Furnace & Water Heater	2	\$20,000.00	Interior - 1st Floor Renovations	1	\$109,313.72
	<b>OH006013 Glendale Terrace</b>			<b>OH006038 Ashley Arms</b>		
	Electrical - Outlets, Switches & Panels	1	\$5,045.97	Interior - Common Area Renovations	1	\$113,027.67
	<b>OH006041 Jade Estates</b>			<b>OH006005 Port Lawrence</b>		
	Shell - Roof Replacements	50	\$252,730.74	Utilities - Electrical Infrastructure Replacement	1	\$4,500.00
	<b>OH006017/019 Northern Heights</b>			Mechanical - Boiler, Chiller & Ventilation Replacements	1	\$54,731.00
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$100,000.00	<b>SS 220, 226 &amp; 228 Floyd</b>		
	Electrical - Outlets, Switches & Panels	2	\$15,000.00	Demolition	8	\$70,000.00
	Shell - Windows, Doors, Roofs & Siding	2	\$25,276.27	<b>Collingwood Green III</b>		
	HVAC - Furnace & Water Heater	2	\$30,000.00	RAD Development		\$286,816.90
	<b>OH006015 Richmar Manor</b>					

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
2012						
	Shell - Doors, Siding & Windows	45	\$516,292.11			
	Electrical - Smoke Detector Upgrades	45	\$15,385.00			
	Mechanical - AC Replacements	0	\$0.00			
	<b>OH006001 Weiler Homes</b>					
	Shell - Roof Replacement	1	\$28,722.00			
	<b>OH006010 Pulley Homes</b>					
	Electrical - Outlets, Switches & Panels	2	\$40,000.00			
	Shell - Windows, Doors, Roofs & Siding	2	\$45,000.00			
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$52,321.66			
	Mechanical - Furnace & Water Heater	2	\$30,000.00			
	<b>OH006030 TenEyck</b>					
	Infrastructure - Elevator Repairs	1	\$11,750.00			
	<b>OH006012 Vistula Manor</b>					
	Interior - 1st Floor Renovations	0	\$0.00			

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
2012						
	Collingwood Green					
	RAD Development	0	\$458,106.56			
	Subtotal of Estimated Cost		\$2,311,866.65	Subtotal of Estimated Cost		\$1,912,999.89

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2015			Work Statement for Year 5 FFY 2016		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
2016	<b>OH006006 Birmingham Terrace</b>			<b>Agency Wide</b>		
	Site - Fence Replacement	1	\$0.00	Site - Signage & Concrete Replacements	25	\$95,000.00
	Shell - Roofs/Chimney Repairs	5	\$28,288.00	<b>OH006010 Pulley Homes</b>		
	<b>OH006005 Port Lawrence</b>			Electrical - Outlets, Switches & Panels	20	\$45,000.00
	Utilities - Utility Infrastructure Replacement	1	\$0.00	Demolition - 2922 A Street	1	\$10,000.00
	<b>OH006032 Dorrell Manor</b>			<b>OH006036 Oak Grove Estates</b>		
	Shell - Window Replacements	250	\$0.00	Shell - Door Replacement	46	\$46,000.00
	<b>OH006023_Elmdale/Mercer Court</b>			Utility - Sewer Upgrades	1	\$20,000.00
	Shell - Window Replacements	75	\$162,360.00	<b>OH006014 Oak Terrace</b>		
	<b>OH006017/019 Northern Heights</b>			Shell - Door Replacement	14	\$14,000.00
	Shell - Roof, Gutter & Downspout Replacements	50	\$434,494.00	<b>OH006013 Glendale Terrace</b>		
	<b>OH006011 McClinton Nunn</b>			Mechanical - Boiler, Chiller & Ventilation Replacements	0	\$5,326.38
	Shell - Roof, Gutter & Downspout Replacements	5	\$48,930.10	<b>OH006023_Elmdale/Mercer Court</b>		
	<b>SS 917-919 Norwood</b>			Shell - Window Replacements	0	\$0.00

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<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2015			Work Statement for Year 5 FFY 2016		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
2016						
	Electrical - Outlets, Switches & Panels	2	\$0.00	<b>OH006012 Vistula Manor</b>		
	Shell - Windows, Roofs & Siding	2	\$0.00	Shell - Window & Door Replacements	0	\$0.00
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$0.00	Electrical - Camera & Emergency Fire System Upgrades	19	\$90,000.00
	HVAC - Furnace & Water Heater	2	\$0.00	Structural - Emergency Concrete Deck Repairs	2	\$60,000.00
	<b>SS 741-43 Fernwood</b>			Plumbing - Shower Installations	5	\$25,000.00
	Electrical - Outlets, Switches & Panels	2	\$0.00	<b>OH006015 Richmar Manor</b>		
	Shell - Windows, Roofs & Siding	2	\$0.00	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	3	\$60,000.00
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$0.00	Electrical - Outlets, Switches & Panels	3	\$3,000.00
	HVAC - Furnace & Water Heater	2	\$0.00	HVAC - Furnace & Water Heater	3	\$27,000.00
	<b>Agency Wide</b>			<b>OH006005 Port Lawrence</b>		
	Appliances - Stoves & Refrigerators	12	\$5,000.00	HVAC - Boiler Repairs	1	\$14,032.65
	<b>OH006042 Olander &amp; Devonshire</b>			Utility - Electric & Sewer Upgrades	1	\$30,000.00
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	1	\$1,360.00	<b>OH006001 Weiler</b>		
	<b>SS 1916-1918 Lawrence</b>			Utility - Sewer Upgrades	1	\$20,000.00

Capital Fund Program -- Five Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2015			Work Statement for Year 5 FFY 2016		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
2016						
	Electrical - Outlets, Switches & Panels	2	\$0.00	OH006006 Birmingham Terrace		
	Shell - Windows, Roofs & Siding	2	\$0.00	Shell - Roofs/Chimney Repairs	5	\$15,000.00
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$0.00	OH006021 Flory Gardens		
	HVAC - Furnace & Water Heater	2	\$0.00	Utility - Sewer Upgrades	5	\$20,000.00
	SS 1852-1854 Lawrence			OH006003 Ravine Park		
	Electrical - Outlets, Switches & Panels	2	\$0.00	Utility - Sewer Upgrades	5	\$20,000.00
	Shell - Windows, Roofs & Siding	2	\$0.00	Shell - Siding Replacement	5	\$20,000.00
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$0.00	OH006041 Jade Estates		
	HVAC - Furnace & Water Heater	2	\$0.00	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	3	\$60,000.00
	SS 812-814 Norwood			Electrical - Outlets, Switches & Panels	3	\$3,000.00
	Electrical - Outlets, Switches & Panels	2	\$0.00	Site - 504 Improvements	3	\$30,000.00
	Shell - Windows, Roofs & Siding	2	\$0.00	Utility - Sewer Upgrades	3	\$20,000.00
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$0.00	PHA Wide		
	HVAC - Furnace & Water Heater	2	\$0.00	Staff Hours		\$8,000.00



Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2015			Work Statement for Year 5 FFY 2016		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
2016	<b>OH006012 Vistula Manor</b>			Property Acquisition		\$230,000.00
	Utilities - Plumbing Upgrades	164	\$22,400.00	<b>Collingwood Green III</b>		
	<b>SS 824-826 Palmwood</b>			Development		\$872,227.07
	Electrical - Outlets, Switches & Panels	2	\$0.00			
	Shell - Windows, Roofs & Siding	2	\$0.00			
	Interior - Bathrooms, Kitchens, Finishes, Interior Doors	2	\$0.00			
	HVAC - Furnace & Water Heater	2	\$0.00			
	<b>PHA Wide</b>					
	Staff Hours		\$7,932.28			
	contingency		\$0.00			
	<b>Collingwood Green III</b>					
	Development		\$866,211.68			
	<b>Subtotal of Estimated Cost</b>		<b>\$1,576,976.06</b>	<b>Subtotal of Estimated Cost</b>		<b>\$1,862,586.10</b>

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	PHA Wide - Administration		\$416,871.00	PHA Wide - Administration		\$420,462.00
PHA Wide - Fees, Costs, Consultants & Staff Hours		\$184,902.99	PHA Wide - Fees, Costs, Consultants & Staff Hours		\$164,694.19	
PHA Wide - Operations		\$833,724.00	PHA Wide - Operations		\$840,925.00	
Debt Service (CFFP) (134 and 135): Collingwood Green I & II		\$304,843.75	Debt Service (CFFP) (134 and 135): Collingwood Green I & II		\$765,547.92	
PHA Wide - Computer Upgrades		\$108,054.75	PHA Wide - Computer Upgrades		\$100,000.00	
PHA Wide - Relocation		\$8,448.86	PHA Wide - Relocation		\$0.00	
Management Improvements - Training		\$0.00	Management Improvements - Training		\$0.00	
<b>Subtotal of Estimated Cost</b>			<b>\$1,856,845.35</b>	<b>Subtotal of Estimated Cost</b>		
				<b>\$2,291,629.11</b>		

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2015			Work Statement for Year 5 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
2012	Administration - PHA wide		\$412,412.00	Administration - PHA wide		\$420,066.80
	Other: Fees, Costs, Consultants & Staff		\$351,823.44	Other: Fees, Costs, Consultants & Staff		\$121,000.00
	Operations- PHA wide		\$824,824.00	Operations - PHA wide		\$840,133.60
	Debt Service (CFFP) (134 and 135): Collingwood Green I & II		\$854,087.50	Debt Service (CFFP) (134 and 135): Collingwood Green I & II		\$856,881.50
	PHA Wide - Computer Upgrades		\$100,000.00	PHA Wide - Computer Upgrades		\$100,000.00
	PHA Wide - Relocation		\$4,000.00	PHA Wide - Relocation		\$0.00
	Management Improvement - Training		\$0.00	Management Improvement - Training		\$0.00
	<b>Subtotal of Estimated Cost</b>		<b>\$2,547,146.94</b>	<b>Subtotal of Estimated Cost</b>		<b>\$2,338,081.90</b>